

**MANSFIELD DOWNTOWN PARTNERSHIP  
BOARD OF DIRECTORS MEETING**

**Tuesday, July 1, 2008**

**Mansfield Downtown Partnership Office  
1244 Storrs Road**

**4:00 PM**

**Minutes**

Present: Chair: Philip Lodewick, Steve Bacon, Tom Callahan, Gregory Haddad, Matt Hart, Janet Jones, Frank McNabb, Peter Nicholls, Phil Spak, Betsy Treiber, David Woods

Staff: Cynthia van Zelm

**1. Call to Order**

Philip Lodewick called the meeting to order at 4:05 pm.

Tom Callahan made a motion to add an Executive Session to the Agenda. Matthew Hart seconded the motion. The motion was approved unanimously.

**2. Opportunity for Public to Comment**

There were no comments from the public.

**3. Approval of Minutes**

Mr. Callahan made a motion to approve the minutes. Mr. Hart seconded the motion. The minutes were approved unanimously.

**4. Election of Officers to Board of Directors for 2008-2009**

Mr. Hart made a motion to approve Philip Lodewick as President, Betsy Treiber as Vice President, Steve Rogers as Secretary, and Phil Spak as Treasurer as officers for the Partnership for the 2008-2009 fiscal year. Bruce Clouette seconded the motion. The motion was approved unanimously.

**5. Appointment of Committee Chairs and Members for 2008-2009**

Mr. Callahan made a motion to appoint the attached list of Mansfield Downtown Partnership Committee chairs and Committee members until

the end of the Partnership fiscal year on June 30, 2009. Frank McNabb seconded the motion. The motion was approved unanimously.

## **6. Director's Report**

Ms. van Zelm reminded Board members that the July Open House will be Wednesday, July 2 at 5:30 pm instead of Thursday as she will be out of town.

She also noted that the 3<sup>rd</sup> Annual Tour de Mansfield bike ride is Saturday, July 19 at the Mansfield Community Center.

## **7. Update on Storrs Center Project and Next Steps**

Mr. Callahan referred to the presentation to the Town Council by the Partnership and LeylandAlliance that was held at the Mansfield Library on June 12. The presentation focused on key issues regarding Storrs Center and next steps. A follow-up meeting was held in Town Hall last week (June 23<sup>rd</sup>) with questions by the Town Council and the audience. He noted the support at the meeting.

The Board discussed the Town budget referendum vote and what effect the Town portion of the Partnership budget may have had on the voting.

Board members reiterated the need to get out factual information on Storrs Center and communicate it more effectively. It is important to communicate answers as quickly as questions arise.

Mr. Lodewick noted that it important to reinforce the benefits of the project, particularly the economics.

Mr. Clouette said the economic landscape has changed, causing more scrutiny of budgets. He said continual progress needs to be shown. Mr. Clouette said it has been effective to talk to people one on one by providing them updates and correct information.

Mr. Callahan said it is compelling to show what has been done in terms of accessing state and federal dollars.

Mr. Hart said the Town has brought on a financial advisor with one of its roles to look at the master developer's most current fiscal analysis. He said he hopes that their work will be completed by the end of the summer with an update to the Town Council in the fall.

## **8. Report from Committees**

### Advertising and Promotion

Dean Woods said the Committee met on May 28 and talked about the Annual Report.

He said a group of Committee members spent a Saturday morning cleaning the windows of the former Basket Case and Tequila Cove spaces, as well as setting up a display in the old Basket Case site of information about the Partnership, events, and Storrs Center. The group will work on the Husky Blues window once it has access.

Dean Woods said there was some discussion of doing a fall newsletter. The Committee recommended proceeding with the newsletter as it is another vehicle to get out information about the Festival, as it has been used in the past.

### Festival on the Green

Ms. van Zelm gave the Festival report in Ms. Betsy Paterson's absence. Ms. van Zelm said many vendors are confirmed including Jorgensen, the Connecticut Repertory Theater, EO Smith Foundation, Atrusa, UConn Dining Services with food demonstrations, etc.

There will be some new food vendors with the old favorites of Dominos and Wing Express. New food options include corn on the cob, and vegan selections.

We have over \$14,000 committed in sponsorships but are still looking for more.

We do need Partnership Board members to help with the Partnership informational table as well as gift baskets for the drawing/silent auction; and to assist with the Partnership Know Your Towns Fair table.

Confirmed performers are The Chordials, Kidsville Kuckoo Revue, Aztec Two Step, and The Mohegan Sun All-Stars. Tentatively scheduled are the Senior Choir and the Kerry School of Irish Dance.

### Finance and Administration

Tom Callahan said the Finance and Administration Committee report would be covered in Executive Session.

### Membership Development

Betsy Treiber said that Membership Development Committee member Dolan Evanovich had been recognized as the Partnership's Volunteer of the Year.

She said the current membership is at 408 members with \$21,700 collected.

Ms. Treiber said there will still some members who had not renewed for the last fiscal year. Letters had been sent and calls made to encourage those people/organizations to renew. Mr. Lodewick suggested that another letter be sent.

### Planning and Design

In Mr. Steve Bacon's absence (arrived later), Ms. van Zelm said that the Planning and Design Committee had met and discussed the changes that the Board had suggested at its May meeting. Mr. McNabb said that he suggested that LeylandAlliance look into a military grade film which goes under concrete and reduces radon infiltration.

Ms. van Zelm said that Macon Toledano will research the suggested changes by the Committee (as he is doing with the Board suggestions from May), and bring those back to the Board after approval by the Planning and Design Committee.

Mr. Clouette made a motion to go into Executive Session. Mr. Gregg Haddad seconded the motion. The motion was approved unanimously.

### **9. Executive Session – Personnel**

Executive Session was held.

### **10. Other**

Mr. Hart made a motion to come out of Executive Session. Dean Woods seconded the motion. The motion was approved unanimously.

Mr. Callahan made a motion to adjust the 2008-2009 budget to move \$20,000 from fund balance to contingency. Dean Woods seconded the motion. The motion was approved unanimously.

### **11. Adjourn**

Mr. Callahan made a motion to adjourn. Mr. Clouette seconded the motion. The meeting adjourned at 5:35 pm.

*Minutes taken by Cynthia van Zelm.*